

QUITCLAIM DEED WITHOUT COVENANT

017093

NO TRANSFER
TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, THAT PEOPLES HERITAGE SAVINGS BANK, a Maine banking corporation with a principal place of business at One Portland Square, P.O. Box 9540, Portland, Maine 04112-9540, as **foreclosing mortgagee** by virtue of and pursuant to a Judgment of Foreclosure and Sale entered by the Kennebec County Superior Court on January 15, 1998, in the civil action entitled Peoples Heritage Savings Bank v. Thomas N. Charland, et al., Docket No. RE-97-60 for the foreclosure of a certain mortgage given by Thomas N. Charland and Danuta M. Charland to Maine Savings Bank and dated October 1, 1988, and recorded in the Kennebec County Registry of Deeds, Book 3437, Page 145, for consideration paid, does hereby remise, release and forever quitclaim unto Peoples Heritage Savings Bank, a Maine banking corporation with a principal place of business at One Portland Square, P.O. Box 9540, Portland, Maine 04112-9540, all right, title and interest in and to certain real property located at 38 Summer Street, Waterville, located in the County of Kennebec and State of Maine, being more particularly described on Exhibit A, attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Peoples Heritage Savings Bank, as foreclosing mortgagee by virtue of the Judgment of Foreclosure and Sale, as aforesaid, has caused this instrument to be executed in its name and on its behalf by Joseph M. Sullivan, its Collections Manager, thereunto duly authorized this 11 day of June, 1998.

WITNESS

PEOPLES HERITAGE SAVINGS BANK

Kathy E. Perkins

By:

Joseph M. Sullivan

Its:

Collections Manager

Joseph M. Sullivan

Print Name

39-212

STATE OF MAINE
CUMBERLAND, ss.

June 11, 1998

Then personally appeared the above-named Joseph M. Sullivan, Collections Manager of Peoples Heritage Savings Bank, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Peoples Heritage Savings Bank.

Before me,

Kathy L. Perkins
Notary Public/Attorney at Law
Kathy L. Perkins, Notary Public
State of Maine
~~My Commission Expires 12/17/99~~
Print Name



39-212

EXHIBIT A

A certain lot or parcel of land situate in Waterville, Kennebec County and State of Maine, bounded and described as follows, to wit:

West fifty (50) feet by Summer Street; north seventy-five (75) feet by land now or formerly of Phileas Maillet; east fifty (50) feet by land now or formerly of one Thomas Burque and land now or formerly of one Eugene Laverdiere, and south by land now or formerly of Joseph T. Tardiff.

Excepting from the above conveyance the following parcel conveyed by Mammie Poisson to Laurier Bolduc, January 5, 1953, by deed recorded in Kennebec Registry of Deeds, Book 930, Page 582, further described as follows: Beginning at the southwesterly corner of land now or formerly of one Laurier Bolduc where it intersects the easterly line of Summer Street, thence southerly by and along the easterly line of Summer Street two (2) feet; thence at right angles in an easterly direction parallel to the southerly line of land now or formerly of one Laurier Bolduc, seventy-five (75) feet to the easterly line of grantor, Mammie Poisson; thence in a northerly direction and at right angles and parallel to the easterly line of Summer Street two (2) feet; thence at right angles and in a westerly direction by and along the southerly line of land now or formerly of said Laurier Bolduc, and being the northerly line of said Mammie Poisson, seventy-five (75) feet to the easterly line of Summer Street and point of beginning.

For source of title reference may be had to deed from Herve Giroux and Antoinette Giroux to Thomas Doherty and Carolyn Doherty, dated July 10, 1985 and recorded in Kennebec County Registry of Deeds, Book 2823, Page 276, and corrected by deed dated July 18, 1985 and recorded in Book 2840, Page 66.

RECEIVED KENNEBEC SS.

1998 JUL -6 AM 9:00

ATTEST: *Louise B. Moore*
REGISTER OF DEEDS